

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

January 8, 2004

Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, January 8, 2004, in the Council Chambers at the City Hall, 132 N. Main Street.

The meeting was called to order by the Chairman, Charles Paul. In addition to Mr. Paul the following members were present: Ronald Fleming, Maureen O'Farrell, Mark Perry, Richard Sylvester, Jeff Sowers, Kathy Walters, and Michael Young.

Absent: Mike Fuller

Mr. Paul also recognized Ron Paxton, zoning & codes enforcement officer and Janet Gapen, city planner.

### **Certificates of Appropriateness**

H-49-03 **109 W. Fisher St.** – Karl Rimer, owner – Certificate of Appropriateness for awnings (Maroon); wood repair and painting

H-50-03 **111 W. Fisher St.** – Karl Rimer, owner – Certificate of Appropriateness for awnings (Maroon); wood repair and painting

H-51-03 **109 W. Fisher St.** – Karl Rimer, owner – Certificate of Appropriateness for awnings (Maroon); wood repair and painting

Randall William Hemann was sworn to give testimony for the request as agent for the owner, Karl Rimmer, who resides in California.

Staff showed slides.

Mr. Hemann testified that Mr. Rimer would like to place awnings at the buildings in order to protect the storefronts. From the slides Mr. Hemann indicated the place where the awnings would begin, which is the same location where there had been an awning. The proposal, he stated, is to put up a waterfall style awning which has a circular drop. There would be an awning at the opening of each building. The size proposed is 4 ft. from the wall and 3 ft. high; the color, Maroon.

In response to a question asked by Michael Young as to why Mr. Rimer did not want the awnings to be of the same style and location as the existing awning at the business next door to his (Rhonda's), Mr. Hemann stated that Mr. Rimer prefers to have more of the transom of the windows show, and also because of the existing flashing on the building.

Mr. Young informed Mr. Hemann that historically the awning would be within the piers on the side and either at the top or bottom of the steel beam as at Rhonda's. He continued by saying that the roll style, as chosen by Mr. Rimer, was very uncharacteristic to the style of building. Mr. Sylvester agreed with Mr. Young.

Mark Perry stated that he did not think there needs to be some much sameness or copying, and that he did not find them to be out of line.

Mr. Sylvester asked if precedence had been set for use of the same type and shape awning; however, there had been done set that any member was aware of.

Lynn Raker informed the Commission that she had spoken to Mr. Rimer by phone and that he is very certain that the tar line, as shown on the slide, was the original location for the awning. She said that in addition to his desire for the transom to show, variety was also his intent.

Ms. Raker read from the Non-residential Guidelines – Site Features and District Setting – Awning Guidelines #3: *awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening.*

She stated that she had done some research but found no clear direction as to where the awning needs to be placed.

Mr. Sylvester questioned the awnings extending the length of 3 buildings, stating that it would look like one long continuous awning.

Kathy Walters suggested that the awnings be placed so that the piers on the building would be exposed. Both Ms. Raker and Mr. Hemann thought that Mr. Rimer would probably agree with that suggestion.

Michael Young also suggested that the projection and the drop both be 4 ft. He felt that the location for the height would be fine as proposed. Commission members, as well as Mr. Hemann, agreed with both suggestions.

Mr. Paul stated that requests for wood repair and painting would fall under minor work approval.

There was no one present to speak in support or opposition to the requests.

Mark Perry made the motion as follows: “I move that the Commission find the following facts concerning application #H-49-03, H-50-03, and H-51-03 – that Karl Rimer, owner of 109 W. Fisher St., 111 W. Fisher St., and 115 W. Fisher St., appeared before the Commission and sought a Certificate of Appropriateness to install a maroon awning, repair wood and paint; that Randy Hemann appeared before the Commission as agent to support this request, this request should be granted based on the Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Signs and Awnings, pages 54-56, guidelines 1-5; Chapter 2 – Changes to Buildings – 2.4.4 Wood, pages 33-35, Wood guidelines 1-5, and Maintenance guidelines 1-3; Chapter 2 – Changes to Buildings – 2.15 Paint, pages 38-40, guidelines 1-6 of the Non-Residential Historic District Design Guidelines; mitigating factor is that the projection and drop of the awning be 4’ out and 4’ down, and that the length be confined to the storefront windows; therefore, I further move that a Certificate of Appropriateness for application H-49-03, H-50-03, and H-51-03 be granted to Karl Rimer, owner of 109, 111, and 115 W. Fisher St. to make the changes detailed in the application with the exceptions noted above.”

Ron Fleming seconded the motion; all members present voted AYE.

H-01-04        **226 S. Jackson St.** – Historic Salisbury Foundation, owner – Edward Clement, applicant – Certificate of Appropriateness for archaeological testing at and near the old kitchen of the Hall House

Diane Dillon representing the Historic Salisbury Foundation was sworn to give testimony.

Staff showed slides.

Ms. Dillon testified that in connection with the work that is undergoing at the Hall House a request is being made to do some archaeological testing around the kitchen area. She described the following areas for testing: 1) to determine what the building was that had a brick floor which was apart of the floor of the kitchen; 2) to find exactly where the original kitchen was located; 3) an area behind an existing hedge and the current old kitchen. She said that they hope to find remnants of the chimney before the construction of the new chimney begins.

She stated that the person working with the Foundation on the study is Old Salem’s archaeologist, who is highly respected.

Charles Paul asked if there would be any digging underneath the concrete that has been poured inside the structure where the chimney would have been located. She stated that some of the concrete would have to be removed to do the foundation for the new chimney, and if there was a chimney there at any point it would be very evident at that time.

Mr. Paul commented that he was very pleased that the decision was made to do the research before the restoration project.

There was no one present to speak in support or opposition to the request.

Ms. Hooper invited Commission members to visit the site, stating that some of the siding that was removed has been placed back in their original positions. She said, "it is pretty fascinating."

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning application #H-01-04 – that Diane Dillon, applicant for Historic Salisbury Foundation, owner of 226 S. Jackson Street, appeared before the Commission and sought a Certificate of Appropriateness to conduct archaeological testing at and near the old kitchen of the Hall House; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Archaeology, pages 62-63, guidelines 1-5 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for application H-010-04 be granted to the Historic Salisbury Foundation, Inc., to make the changes detailed in the application."

Maureen O'Farrell seconded the motion; all members present voted AYE.

H-02-04    **214 W. Thomas St.** – Alice J. Purcell & Marion N. Purcell, owners – Bill Brown, agent – Certificate of Appropriateness for 15 kw generator

Charles Paul recommended that the request be approved as a minor work.

Mark Perry commented that he was amazed that sometimes the minor work requests are taken too specific. He said generators should be added to the minor works list.

Lynn Raker stated that she and David Phillips both agree also that it should be added to the list and be handled under minor works.

In response to a question from Michael Young, Mr. Paul stated that he thinks the guidelines are adequate but that modification can be made to the list of minor works. Mr. Paul apologized to Bill Brown for the inconvenience.

H-03-04    **325 W. Marsh St.** – Larry W. & Brenda S. Campbell, owner – Certificate of Appropriateness to restore porch on left side and enclose with glass, extend porch into kitchen; new roof

Larry Campbell, owner, Mike Lippard were sworn to give testimony for the request.

Mr. Campbell began his testimony by informing the Commission that at one time there was a porch to the left side of his house that had for some time been used as a carport.

From the slides, he pointed out the door that leads out to the carport, which is one big long step down. Mr. Campbell stated that his deed shows that shortly after the house was built, 12 ft. of land was acquired on the opposite side of the house where a porch was constructed and used as such. It is his assumption that at that time the original porch was then converted to the use of a carport.

Mr. Campbell testified that he would like to restore the porch, enclose with windows and extend back to adjoin the rest of the house for the kitchen. He presented the elevations and stated that the porch would be enclosed at the top with windows that would match the existing windows in the house. Mr. Campbell testified that the approach to the restoration and extension of the porch is that it be done in such a way that it would be recognizably not a part of the original structure of the house. In so doing, wooden siding would be used as well as a similar 3<sup>rd</sup> column rather than an identical column.

In response to a question from Kathy Walters, Mr. Campbell stated that the windows that are to be removed would be replaced with smaller replacement windows because of the need for the windows to be up higher to go past a counter top. However, the removed windows will be used in another part of the house.

Maureen O'Farrell questioned the use of wood siding rather than brick since the rest of the previously approved addition on the house is brick. Mr. Campbell commented that he prefers and would rather use brick. Mr. Paul stated that carport is not so much an addition as it is a change to an existing part of the house, so he would tend to agree with Ms. O Farrell in that the siding as well as the column would look better if it was made to look as close as possible like the rest of the house. Other Commission members agreed also.

Mr. Campbell testified that the roof of the house needs to be repaired because of 3 bad areas of wood that have been found. He described the areas that were bad and stated that he would like to change the entire roof using asphalt shingles with standing seam metal in order to have one continuous color of roofing material over the entire house. He stated that to the best of his knowledge the roof was originally cedar.

Following discussion of placing asphalt shingles on the entire house, Mr. Campbell asked about the possibility of asphalt shingles on the top and standing seam metal on the lower, to which Mr. Paul said, "I would feel more comfortable with that." Other Commission members agreed.

There was no one present to speak in support or opposition to the request.

Ron Fleming made the following motion: "I move that the Commission find the following facts concerning application #H-03-04 – that Larry Campbell, owner of 325 Marsh St., and Michael Lippard appeared before the Commission and sought a Certificate of Appropriateness to restore the porch on the left side, enclose with glass,

extend the porch into the kitchen, and put on a new roof; that no one appeared before the Commission to support or oppose this request; this request should be granted based on the Secretary of Interior Standards for Rehabilitation and Chapter 2 Changes to Buildings – Porches, Entrances and Balconies, pages 20-21, guidelines 1,2,5,6,7,10,11 and 13; Chapter 2 Changes to Buildings - Roofs, pages 10-11, guidelines 1,2,3, and 8 of the Residential Historic District Design Guidelines; that there are no mitigating factors; I, therefore, further move that a Certificate of Appropriateness for application H-03-04 be granted to Larry & Brenda Campbell, owners of 325 W. Marsh St. to make the changes detailed in the application with the following differences – use of brick instead of hardiboard in the proposed kitchen, the additional added column to match the existing fluted columns, asphalt shingles on the top, standing seam on the lower, and the new addition.”

Kathy Walters seconded the motion; all members present voted AYE.

H-04-04     **421 W. Thomas St.** – Wayne R. & Mary Ann Brown, owner – Certificate of Appropriateness for replacement of front door with a 6-panel wood door as found in the Historic District Design Guidelines, page 6

Ann Connor was sworn to give testimony for the request as agent for the owner.

Staff showed slides.

Ms. Connor testified that a new front door is needed because the existing door is loose and has air seeping through it. She stated her elderly mother lives in the house and the door is needed for safety and heating reasons. She referred the Commission members to a 6-panel wood door as shown in the Historic District Design Guidelines, page 6, as the door she has chosen.

When asked if the door could be repaired, Ms. Connor said, “No, it is in too bad a shape to be repaired.”

Ms. Walters suggested weather stripping around the existing door, or a more secure storm door. She said that she did not feel that a 6-panel door would be appropriate.

Ms. Connor informed the Commission that Weather Pro from the Community Service Council would be installing the door for her mother. She stated that they have inspected the door and determined that a new one was needed.

Ms. Raker informed Ms. Connor of the grant money available to persons who live in the historic districts. She suggested that Ms. Conner consider replacing the storm door rather than the main door. She said she would have someone to come out and check to see if the main door was repairable; in addition, she said that with the grant money, it could probably be worked out at no cost.

Ms. Connor said the door needed to be changed immediately.

Jeff Sowers stated that he had a problem with changing the style of the door.

Mr. Paul informed Ms. Connor that they could not approve the 6-panel door, but, he said, “there are some things that can be done to accommodate your concerns at little or no cost, and quickly.”

Ms. Raker assured Ms. Connor that she would make contact with her the following day to see what steps could be taken to help her.

Mr. Paul stated that the application would be considered withdrawn.

### **Committee Reports**

Minor Works No report in the absence of David Phillips.

Notes from Lynn Raker:

#### National Register Nomination

Ms. Raker informed the Commission that 1100 W. Monroe St. had been nominated for the National Register, independently, not as an expansion to the district which would not require a public forum. The structure on that property is an African American School built in 1923 which does meet the qualifications for nomination. Livingstone College owns the building and they would like to renovate and use it as a Teachers’ Laboratory. In order to apply for a Federal Grant to help fund the project the building has to be on the National Register.

Kathy Walters made a motion that the Commission support the nomination; Maureen O’Farrell seconded the motion, and all members present voted AYE.

#### Goals for 2004-05

Ms. Raker referred the members to the following list of goals:

#### **GOALS 2004-2005**

- Continue Historic Preservation Incentive Grant.  
**\$30,000**
- Begin systematic update of National Register District descriptions with consideration of potential expansions as indicated on 2001 City-wide Architectural Survey. Apply for Historic Preservation Fund Grant in October, 2004 to assist with funding.  
**\$10,000**

- Reprint & produce CD of Residential Historic District Guidelines.  
**\$4,500**
- Print & produce CD of Non-Residential Historic District Guidelines.  
**\$3,500**
- Reproduce National Register District maps in GIS format (staff).
- Assist Rowan County with establishing Rowan County Historic Landmarks Commission.
- Identify training and educational opportunities for members and staff.

Ms. Raker stated that she has been talking with D. C. Linn who is heading the committee for the county to establish a Landmarks Commission. He would like the city of Salisbury to apply for a Certified Local Government Grant to assist the county with finishing their survey of historic properties and establishing a commission to review requests for a local district; not a National Register District. She said they would like to receive a \$500 grant from the Certified Local Government Grant Program but could not apply because they are not Local Government; so, it was recommended that the Historic Preservation Commission apply for them. Ms. Raker said that she thinks it would be a good “PR” move, in addition to helping them get the Commission established. She further stated that it would not jeopardize this Commission’s chance for a grant next fall.

Mark Perry commented that he thought it was a good idea. He said the county really needs the Landmarks Preservation Commission. He made the motion that the Commission support the county in their effort.

Ron Fleming gave a brief synopsis of the Regional Historic Preservation meeting which he attended in Lincolnton NC held in October 2003.

Following discussion of the goals, Ms. Raker received consensus from the Commission that they were satisfied with the 2004-05 goals as presented.

### **Old Business**

Trees at 1<sup>st</sup> Presbyterian Church: Mark Perry asked about the trees that had been cut down at the church without approval. Ms. Raker stated that any tree over 18” should be reviewed unless it is a threat.

Mr. Paul stated that he suggested at the last meeting that David Phillips send the church a citation.

Ron Paxton, Zoning & Codes Inspector, stated that because of the way the Ordinance is written, the church could not be cited. They would have had to receive a verbal citation followed by a written citation.



**Minutes**

The November minutes were approved as presented.

**Adjournment**

With no other business to come before the Commission the meeting was adjourned.

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Charles Paul, Chair

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Judy Jordan, Secretary